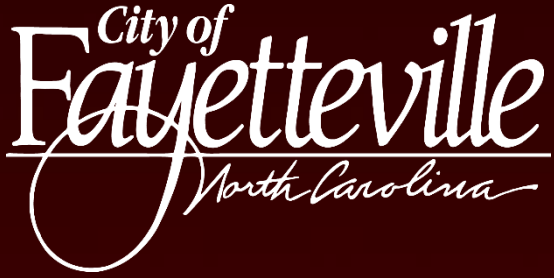


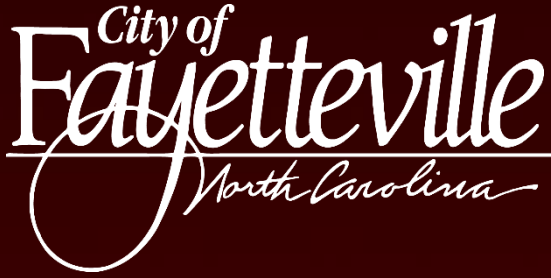
# **Unified Development Ordinance Property Comparison (Before and After)**

Development Services



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The Unified Development Code (Chapter 30 of the City Code) became effective August 1, 2011. The Code is one of the City's important tools in encouraging new development and renovation that helps move the community toward its goals of being a better, more attractive place to live, work and recreate, and for a diverse and viable local economy.



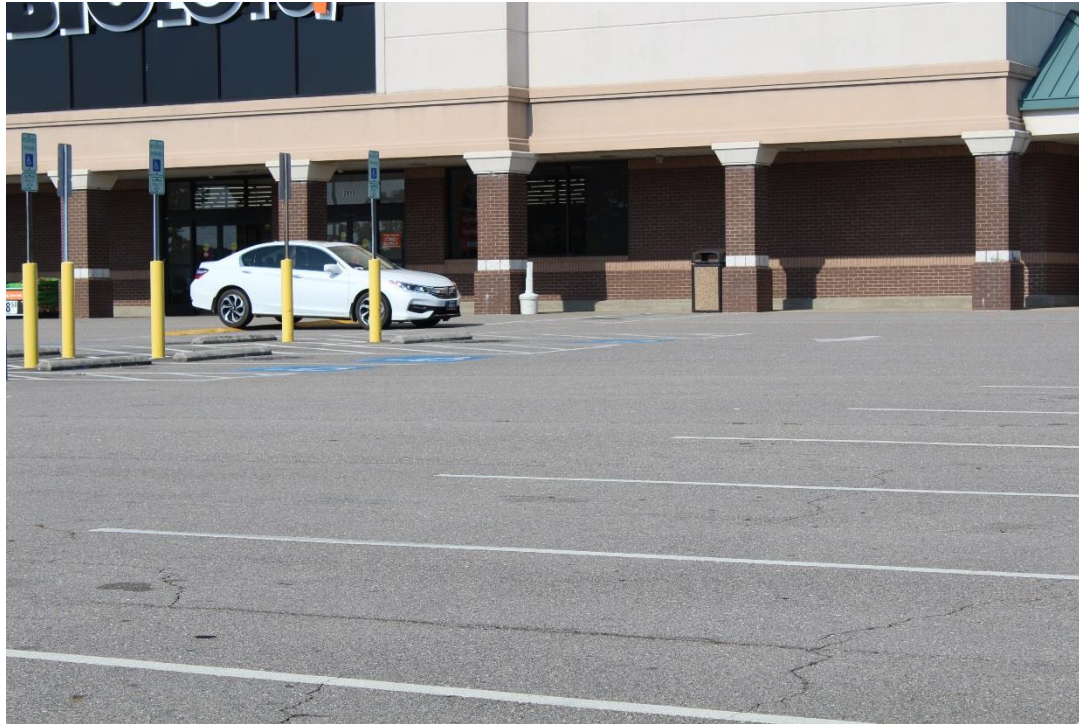
# About the Unified Development Ordinance (UDO)

The UDO largely consists of zoning and subdivision regulations, along with development standards governing landscaping and tree protection, open space dedication, buffering requirements, the City sign code, and residential and commercial façade treatment standards. Although the UDO does contain some technical design standards, such as parking lot design requirements, for the most part, technical design standards for buildings and site infrastructure are separately addressed in other documents that include the North Carolina State Building Code, the North Carolina State Fire Code, City technical standards relating to the design of streets and stormwater management facilities, and design standards of utility providers operating in the City, including the Fayetteville Public Works Commission.

The following slides show a photo comparison of sites developed prior to the adoption of the UDO to sites developed with the UDO.

# UDO Property Comparisons

**Building/parking lot no landscaping**



Big Lots - 3915 Ramsey Street

**UDO building/parking lot landscaping**



Ramsey Commons - 150 Francam Drive

# UDO Property Comparisons

**Prior to UDO no landscape around buildings**



Northgate Plaza - 3725 Ramsey Street

**UDO building landscaping required**



Mellow Mushroom - 301 N McPherson Church Road

# UDO Property Comparisons

**Prior to UDO no building landscape required**



4810 Ramsey Street

**UDO building landscape required**



Circle K - 971 Glensford Drive

# UDO Property Comparisons

**Prior UDO parking lot**



Northgate Plaza - 3725 Ramsey Street

**UDO parking lot island requirements**



Ramsey Commons - 150 Francam Drive

# UDO Property Comparisons

**Prior UDO no street buffer or street trees**



4808 Ramsey Street

**UDO street buffer and street trees**



Ramsey Commons - 150 Francam Drive

# UDO Property Comparisons

**Prior to UDO no parking lot/street yard  
buffer required**



2726 Raeford Road

**UDO street parking lot/street yard  
buffer**



Panera Bread - 4807 Ramsey Street

# UDO Property Comparisons

## No screening of utilities required



639 executive place

## UDO screening of utilities



Ramsey Commons - 150 Francam Drive

# UDO Property Comparisons

**Prior to UDO buffer along residential**



902 Brighton Road

**UDO buffer along residential**



7505 Bridgeman Drive

# UDO Property Comparisons

**Prior to UDO no open Space required**



6605 Raeford Road

**UDO Usable Open Space**



Circle K - 971 Glensford Drive

# UDO Property Comparisons

**Prior to UDO no Bicycle Parking required**



3215 Raeford Road

**UDO Bicycle Parking Required**



Circle K - 971 Glensford Drive

# Before and After UDO Comparison

**Prior to UDO**



2727 Raeford Road

**UDO - Redevelopment**



2727 Raeford Road

# Before and After UDO Comparison

**Prior to UDO**



6605 Raeford Road

**UDO - Redevelopment**



6605 Raeford Road

# Before and After UDO Comparison

**Prior to UDO no parking lot/street yard  
buffer required**



552 N McPherson Church Road

**UDO – Redevelopment requires  
parking lot/street yard buffer**



552 N McPherson Church Road